

Submitted May 26, 2010

Approved As of

Date May 26, 2010

MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. Meeting No. 8-2010
Wednesday, April 14, 2010

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, April 14, 2010.

PRESENT
David Hill, Chair
Steve Johnson
Sarah Medearis
Kate Ostell
Dion Trahan
John Tyner

Absent: Tracy Pakulniewicz

Present: Bridget Newton, Council Liaison
Susan Swift, Director, Community Planning & Development Services
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
David Levy, Chief of Long-Range Planning
Marcy Waxman, Assistant City Attorney
Ann Wallas, Planner III
Margaret Hall, Planner II
Elise Cary, Assistant City Forester
Mary Fertig, Civil Engineer II
Tyler Tansing, Commission Secretary

Commissioner Hill announced that Commissioner Wiener is no longer on the Commission. He welcomed Commissioner Trahan as the newest member on the Commission.

PRESENTATION

Dave Robertson, Executive Director of the Metropolitan Washington Council of Governments (COG) presents Region Forward, A Comprehensive Guide for Regional

Planning and Measuring Progress in the 21st Century.

Mr. Robertson presented an overview of the Comprehensive Guide for Regional Planning and Measuring Progress in the 21st Century, which represents COG's Vision for the National Capital Region in the 21st Century. He said that COG approved this document in January 2010 and will be asking all members of local governments to endorse the Region Forward as a voluntary compact.

The Mayor and Council will consider such a resolution of endorsement at their May 3rd meeting. Mr. Robertson stated that, by mid-May, it is his goal to announce to their members and elected officials that 100 percent of their jurisdictions have signed onboard. He said he knows that the Mayor and Council of Rockville will look to the Planning Commission's recommendations as to whether or not they should be supporting Rockville.

REVIEW AND ACTION

Site Plan STP2010-00022, Kol Shalom - for construction of a 30,379 square foot synagogue and education wing in the R-200 Zone at 9104, 9110 and 9150 Darnestown Road.

Ms. Hall presented an overview of the staff report.

Commission questions included: impervious surface, lot coverage if eliminated by the sidewalks, community awareness and concerns regarding the modifications, and building the project in two phases.

Neil Levy, representing the applicant, presented the request. Mr. Levy stated that they sent a letter of notification to everyone in the neighborhood about the phasing plan. They have had a great relationship with the neighbors. Mr. Levy further explained about the project.

Commissioner Trahan inquired about significant trees on the site. Ms. Cary explained.

Commissioner Johnson questioned how the phasing would affect functions at the synagogue. Mr. Levy explained.

In response to the Commission, Mr. Levy stated that they agree with all conditions in the staff report.

Commissioner Johnson moved, seconded by Commissioner Ostell, to approve Site Plan STP2010-00022, Kol Shalom per staff conditions and findings in the staff report, including a waiver from the maximum impervious surface requirement. The motion passed on a vote of 6-0.

WORKSESSION

Comprehensive Master Plan: Review of Critical Sites - for an update on Critical Sites

identified in the 2002 Master Plan, and discussion of potential new critical areas or parcels.

Mr. David Levy introduced Ms. Wallas, who presented the review of Critical Sites.

Mr. Wallas presented slides and discussed the criteria for critical sites; types of development on critical sites; defining critical areas as areas of importance to the State; identifying particular sites where alternate land uses may be more compatible with the surrounding neighborhood; how to address significant parcels; what could be developed on critical sites; transition zones; and, whether potential new critical areas/parcels should be plans of their own.

The Commission discussed dates to further discuss whether or not to nominate critical sites or redefine what a critical parcel is in Rockville, as well as other Master Plan topics.

COMMISSION ITEMS

Rockville Pike Plan Update

David Levy presented an update on the Rockville Pike Plan. Mr. Levy stated that the Commission will be receiving copies of the draft Municipal Growth Element and Water Resources Element for the May 12 presentation. There will be a public hearing on June 9 regarding those items.

Mr. Levy discussed the Rockville Pike Plan and why the Plan is still in progress.

Chief of Planning Report

Mr. Wasilak reported that the Commission's next meeting is April 28. He updated the Commission on the upcoming agenda.

Mr. Wasilak discussed some follow-up issues from the previous meeting.

Mr. Wasilak presented an update on the Brightview Special Exception, which was before the Board of Appeals on April 10, 2010. He stated that the Board deferred the application until May 8, 2010, and, as part of the motion, it was felt that there was not significant documentation of the historic evaluation of the existing home on the property. Therefore, the application will also be brought back before the Board on June 12. There will be more than one hearing date for the application.

The Commission further discussed the special exception application and the Commission's recommendations to the Board of Appeals.

Old Business

Commissioner Hill stated that he received correspondence from two of the residents regarding the Victory Housing application that requested that the Commission defer any further action on the

application until the Court case, that is now taking up the matter, is resolved.

The Commission and staff further discussed the matter.

New Business

No New Business

Minutes

No action was taken on the minutes due to lack of a quorum.

FYI Correspondence

Commissioner Hill stated that the Commission has not moved ahead on a recommendation made by the RORZOR of making pamphlets regarding Citizen interests on the Zoning process. Commissioner Hill stated that he was sent pamphlets regarding the Montgomery County Zoning process. He passed the pamphlets to staff.

Mr. Wasilak stated that the City developed pamphlets regarding zoning and the development review process.

ADJOURN

After further discussion, the Chair adjourned the meeting at 10:27 p.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary